093.0	0006	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	722,500 /	722,500
					USE VALUE:	722,500 /	722,500
					ASSESSED:	722,500 /	722,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALLAGHER JOAN
Owner 2:	
Owner 3:	
Street 1:	31 RONALD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,106 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1488 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8106.000	256,000	2,300	464,200	722,500
Total Card	0.186	256,000	2,300	464,200	722,500
Total Parcel	0.186	256,000	2,300	464,200	722,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.55 | /Parcel: 485.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 60720
GIS Ref:
GIS Ref:
Insp Date: 08/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	256,100	2300	8,106.	464,200	722,600	722,600	Year End Roll	12/18/2019
2019	101	FV	203,700	2300	8,106.	470,900	676,900	676,900	Year End Roll	1/3/2019
2018	101	FV	203,700	2300	8,106.	351,500	557,500	557,500	Year End Roll	12/20/2017
2017	101	FV	203,700	2300	8,106.	318,300	524,300	524,300	Year End Roll	1/3/2017
2016	101	FV	203,700	2300	8,106.	305,100	511,100	511,100	Year End	1/4/2016
2015	101	FV	192,400	2300	8,106.	258,600	453,300	453,300	Year End Roll	12/11/2014
2014	101	FV	192,400	2300	8,106.	245,400	440,100	440,100	Year End Roll	12/16/2013
2013	101	FV	192,400	2300	8,106.	233,400	428,100	428,100		12/13/2012

!7646!

PRINT

Date	Time
12/10/20	22:15:47

LAST REV

Date	Time
09/20/18	18:34:40
apro	
7646	

USER DEFINED

Prior Id # 1:	60720
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20105-324		9/1/1989		205,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS&NOTICE	BS	Barbara S
1/17/2009	Meas/Inspect	345	PATRIOT
2/1/2000	Measured	263	PATRIOT
8/9/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8106		Sq. Ft.	Site		0	70.	0.82	5									464,229						464,200	

Total AC/HA: 0.18609 | Total SF/SM: 8106 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 464,229 | Spl Credit | Total: 464,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97757620
Adj $ / SQ:	171.565
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371024
Depreciation:	115017
Depreciated Total:	256006

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

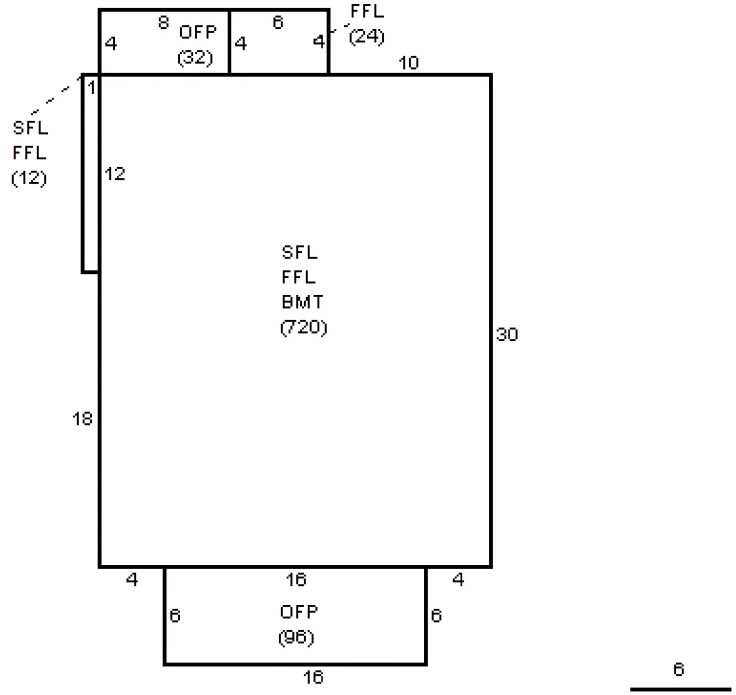
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	171.56
Special Features:	0	Val/Su Net:	109.59
Final Total:	256000	Val/Su SzAd	172.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	756	171.560	129,703
SFL	Second Floor	732	171.560	125,585
BMT	Basement	720	51.470	37,058
OFP	Open Porch	128	28.730	3,678

Net Sketched Area: 2,336 | Total: 296,024

Size Ad 1488 | Gross Are 2336 | FinArea 1488

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	F	FR	1925	26.00	T	50	101			2,300			2,300

More: N | Total Yard Items: 2,300 | Total Special Featues: | Total: 2,300

IMAGE

AssessPro Patriot Properties, Inc